DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: October 6, 2005 ITEM No. <u>5</u>

CASE NUMBER/ **27-DR-2005**

PROJECT NAME

Body Sculpting Center

LOCATION 2255 N. Scottsdale Road

REQUEST Request approval of a site plan, landscape plan, and elevations for an expansion

and remodel to an existing building.

OWNER Body Sculpting Center ENGINEER N/A

480-464-8000

ARCHITECT/ Ross Design Group APPLICANT/ David Ross

DESIGNER

480-947-9685

COORDINATOR

Ross Design Group

480-947-9685

BACKGROUND Zoning.

The property is zoned Highway Commercial District (C-3). Medical offices are permitted in this district.

Context.

The property is located in the southern portion of Scottsdale at the southeast corner of Scottsdale Road and Oak Street, specifically 2255 N. Scottsdale Road. The site, currently developed, is relatively flat and contains a building, parking and landscaping. The site is surrounded with commercial uses except on the east property line where it abuts single-family homes.

Adjacent Uses:

• North: Oak Street and then two commercial buildings zoned Highway Commercial District (C-3).

• South: A commercial building zoned Highway Commercial District (C-3).

• East: Single-Family homes zoned Single-Family Residential District

(K1-1).

• West: Scottsdale Road and two commercial buildings zoned Highway

Commercial District (C-3).

APPLICANT'S PROPOSAL

Applicant's Request.

The applicant requests approval for a site plan, a landscape plan, and elevations for an expansion and remodel to an existing medical office building. The Body Sculpting Center currently occupies the building and will occupy the new addition.

Development Information:

Existing Use: Medical OfficeProposed Use: Medical Office

Parcel Size: 46,180 Sq. Feet
Total Square Footage of Building: 10,145 Sq. Feet

Height Allowed: 36 FeetHeight Provided: 22 Feet

Parking Required: 44 Parking Spaces
 Parking Proposed: 47 Parking Spaces
 Open Space Required: 6,465 Square Feet
 Open Space Provided: 10,568 Square Feet

DISCUSSION

Access to the site occurs at two existing driveways from Oak Street and Scottsdale Road. The existing building is positioned at the southern portion of the site with the parking located on the north and east sides. The building, a former bank, has a three-lane drive-thru window along the south façade of the building. The applicant proposes to replace the three lanes with a new addition and wrap it around on the east side of the building. The subject's main entrance will remain at the north side of the building facing Oak Street, with a new secondary front entrance also proposed on the north side of the building. A pedestrian connection occurs from both front doors of the building to Scottsdale Road. The applicant has agreed to reposition the trash dumpster and enclose it with a screening wall at the far southeast corner of the site. Parking and open space requirements have been met on the site.

The new single story addition is proposed at a height of 19 feet, 6 inches, which meets the zoning district height requirements. With the intent of complimenting the existing building, the new addition will use the same colors and stucco material. The main body will be a cream (Behr 290E-3 Classic Taupe) accented with a tan (Behr 730-C Castle Path). The trim work, found over the front (north side) doors is a lighter cream (Behr 290E-2 Oat Cake). Windows are comprised of Low E glass with dark anodized bronze frames to match the existing windows on the building.

The existing landscaping throughout the site is similar to the surrounding developed areas' landscaping. The character is a green resort-type with manicured turf. The applicant proposes to match this character with more turf around the new expansion. Staff has stipulated that the applicant replace any tree(s) removed with the same kind and type to be located elsewhere on the site.

NEIGHBORHOOD INPUT On July 27, 2005 the applicant sent letters detailing the project to all property owners within 300 feet of the site; no feedback from the public was received. At the time of drafting this report, Staff has not received any comments from the public.

STAFF RECOMMENDATION Staff recommends approval, subject to the attached stipulations.

Scottsdale Development Review Board Report

STAFF CONTACT(S)

Bill Verschuren Senior Planner

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E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY

Bill Verschuren Report Author

Lusia Galav, AICP

Current Planning Director Phone: 480-312-2506

E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative

2. Context Aerial

2A. Aerial Close-Up

3. Zoning Map

Site Plan

Landscape Plan

6. Color Elevations

7. Black and White Elevations

A. Fire Ordinance Requirements

B. Stipulations/Zoning Ordinance Requirements

CITY
OF 373
SCOTTSDALE

Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Project Location: 2255 N. Gust Sauce FoAD Property Details: Single-Family Residentail Multi-Family Residential Commercial Industrial Current Zoning: Proposed Zoning: Parcel Size: Parcel Size: Parking Required: Parking Required: Setbacks: N - 35' Setbacks: N - 35' Parcel Size: Parking Provided: Parking	5
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Planning and Development Services Department

7447 E Indian School Road, Suite 105, S " 1-1- 17 95251 • Phone: 480-312-7000 • Fax: 480-312-7088



Body Sculpting Center

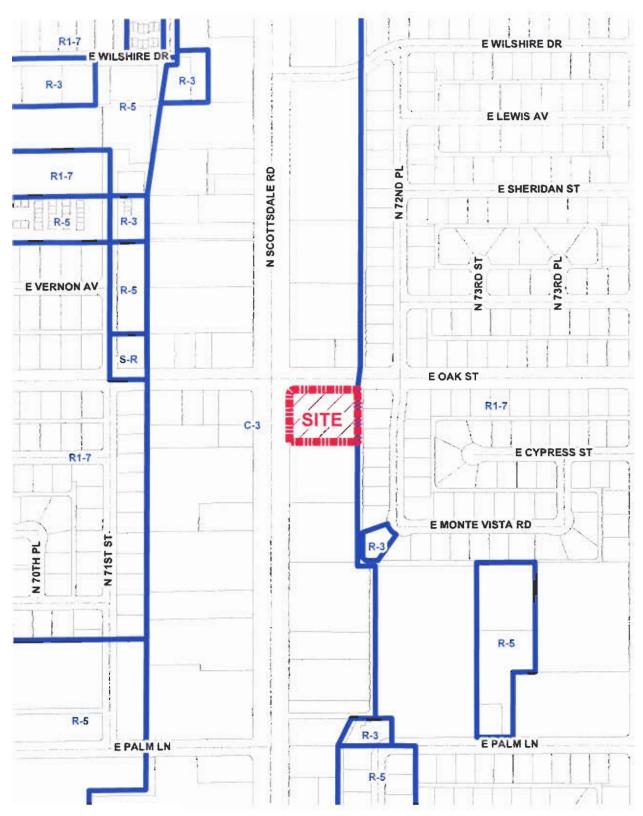
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Body Sculpting Center

27-DR-2005

ATTACHMENT #2A



27-DR-2005

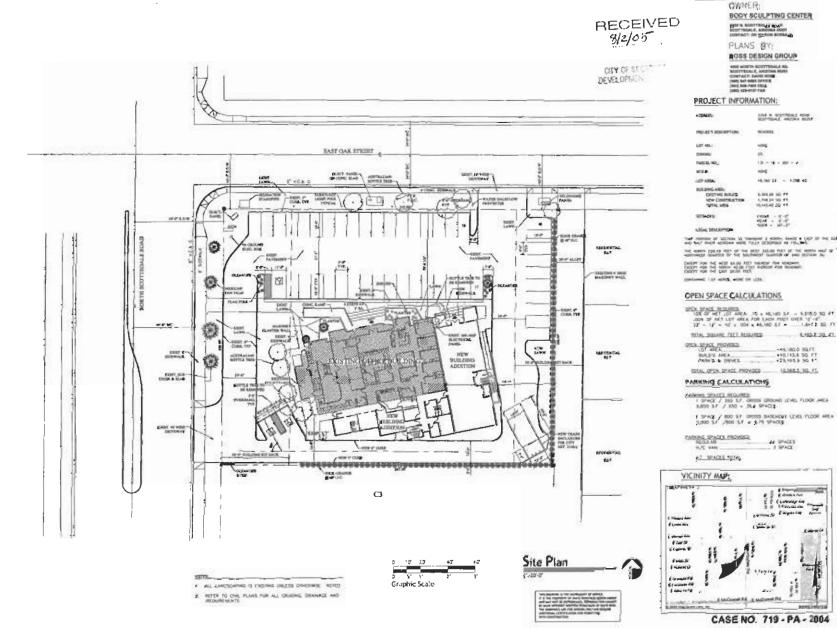
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ATTACHMENT #3

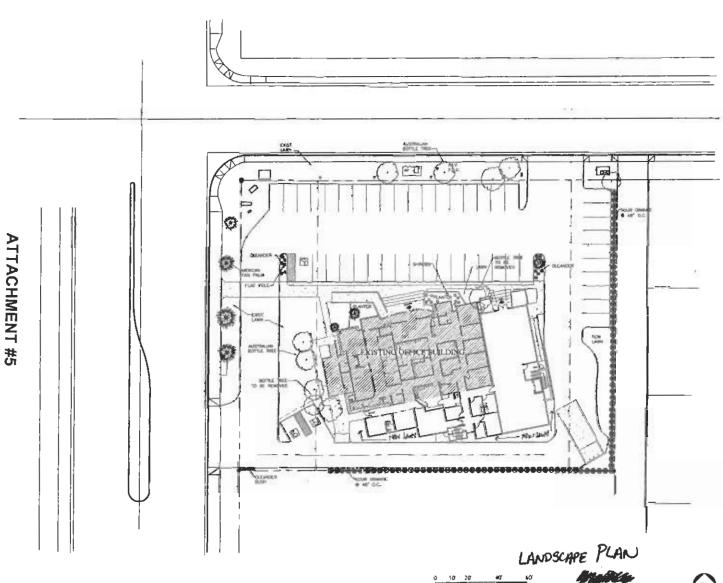
PROJECT TEAM:

NEW SITE PLAN

27DR-2005 08/02/05







Graphic Scale

II. ALI, LANDSCAPING IS DESTING UNLESS CONTINUES NOTED

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PROJECT TEAM:

OWNER:

BODY SCULPTING CENTER

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PLANS BY:

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LANDSCAPE LEGEND



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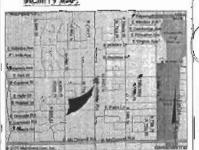






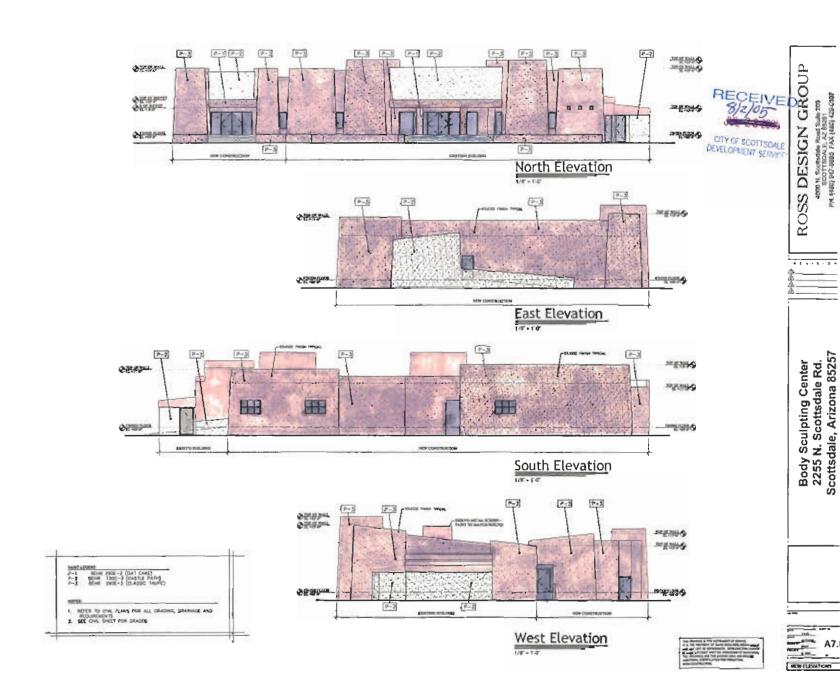
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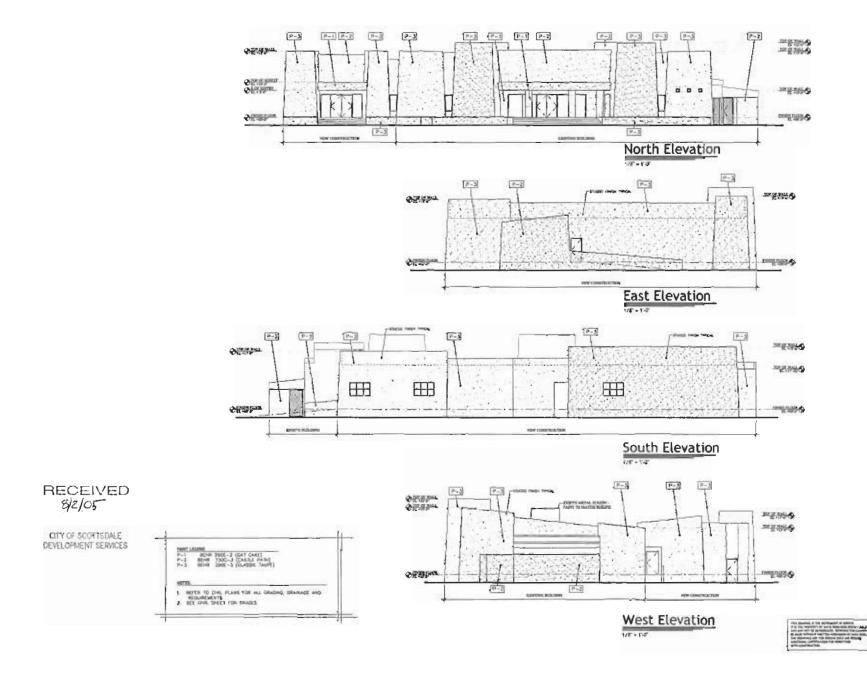


CASE NO. 719 - PA - 2004

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ATTACHMENT #7

Body Sculpting Center 2255 N. Scottsdale Road Scottsdale, Az

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

	1.	PREMISES INDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.	⊠ 11.	BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE	
\boxtimes	2.	FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY		REVISED CODE.	
		ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.		PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WA	
		AS SHOWN		DURING CONSTRUCTION.	
			⊠ 13.	SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE	
		IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.		THE REQUIREDHYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 20 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.	
	4.	SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.	⊠ 14.	PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S)	
×	5.	PROVIDE A KNOX ACCESS SYSTEM: ☑ A. KNOX BOX ☐ B. PADLOCK	⊠ 15.	EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS	
		C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.	⊠ 16.	SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES,	
⊠ 6.	6.	INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM		CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.	
		CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.	⊠ 17.	FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.	
	7.	SUBMIT PLANS FOR A CLASS FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.	⊠ 18.	FDC SIAMESE CONNECTIONS FOR SPRINKLERS	
		PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED. (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)		AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT) 4' TO 8' BACK OF CURB; INDEP. WET LINE. WALL MOUNTED - 15' CLEAR OF OPENINGS.	
□ 9 .	9.	ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.		THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OFCLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.	
	40	PHILDINGS MAY BE SHE IECT TO INSTALL ATION			

AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.

<u>27</u> DR <u>2005</u> DATE: <u>4/14/05</u>

20.			SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
		A.	MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
		B.	MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
	\boxtimes	C.	NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
		D.	THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
		E.	SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
		F.	THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Body Sculpting Center Case 27-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

- 1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Ross Design Group with a City Staff date of 08/02/05.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Ross Design Group with a City Staff date of 08/02/05.
 - Landscaping, including quantity, size, and location of materials shall be installed to be consistent
 with the conceptual landscape plan submitted by Ross Design Group with a City Staff date of
 08/02/05.

ARCHITECTURAL DESIGN:

DRB Stipulations

- 2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
- 3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
- 4. All exterior conduit and raceways shall be painted to match the building.
- 5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
- 6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
- 7. Wall enclosures for trash dumpster shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
- 8. Dooley wall fencing shall not be allowed.
- 9. All walls shall match the architectural color, materials and finish of the building(s).
- 10. Barbed wire shall not be visible from adjacent properties.
- 11. All transformers shall be screened to a height of one-foot taller than the screened unit by walls that match the texture, color, and material of the main building or by landscaping. Coordinate with the utility company regarding clearance requirements and required location characteristics. The principle side of utility company access shall be screened with a decorative gate that allows required clearance when opened. Locations shall be chosen to minimize visibility from public vantage points.

LANDSCAPE DESIGN:

DRB Stipulations

12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

- 13. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
- 14. All trees proposed to be removed on the site shall be replaced with same kind and type somewhere else on the site.

Ordinance

A. All landscape islands must be a minimum of 120 square feet in size and seven (7) feet in width.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

- 15. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
- 16. The individual luminaire lamp shall not exceed 250 watts.
- 17. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet
- 18. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.
- 19. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line
- e. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

20. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 21. No exterior vending or display shall be allowed.
- 22. Flagpoles, if provided, shall be one piece, conical, and tapered.

RELEVANT CASES:

Ordinance

B. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 44-ZN-1965.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the <u>Scottsdale Revised Code</u> and the <u>Design Standards and</u> Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 23. The Site Plan prepared by Ross Design Group and dated 8/2/05 by City Staff.
- 24. Conceptual Drainage Report, dated 7/22/05, prepared by Surface Engineering Co. and dated 8/2/05 by City Staff.
- 25. Grading and Drainage Plan, dated 7/22/05, prepared by Surface Engineering Co. and dated 8/2/05 by City Staff.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 26. The conceptual drainage report is not approved due to the following deficiencies:
 - a. Underground storage as shown on the Preliminary Grading and Drainage Plan is not allowed.
 - b. Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - c. Drywells are not permitted.
 - d. Retention basin shall be constructed with a gravity bleed off system that conveys stormwater to the alleyway. Drainage from the roof shall be designed to convey to the retention basin as much as possible.
 - e. Drainage report and Grading and Drainage Plan shall be revised to address the deficiencies. With the final improvement plans submittal, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

27. Basin Configuration:

- a. Bill Erickson, City of Scottsdale Floodplain Manager has allowed the retention basin for this project to be no steeper than 3:1, and basin depths shall not exceed 3 feet.
- b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
- c. Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company)
- d. Of-site runoff must enter and exit the site as it did historically.
- e. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- 28. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:

a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).

- b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
- C. Per a meeting with the City of Scottsdale Floodplain Manager, the developer shall submit a Request for Stormwater Storage Waiver for review and approval. A copy of Drainage Report shall be submitted to One Stop Shop with the Waiver Request.
- D. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- E. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- F. Street Crossings:
 - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Oak Street	Existing	80' (40' Half Street)	Existing	Existing	Existing
Scottsdale Road	Major Arterial	130' (65' Half Street)	Existing	Existing	Existing

DRB Stipulations

29. The developer shall design and construct a driveway on Oak Street in general conformance with Type CL-1 per City of Scottsdale Standard Detail #2256.

Ordinance

- G. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- H. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:

DRB Stipulations

30. The developer shall provide a minimum parking-aisle width of 24 feet.

31. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

 Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Drainage Easement	Over retention basin and underground storage facilities.
1' VNAE	Along site frontage, except at approved driveways.
Sight Distance Easement	See the requirements below.

DRB Stipulations

Sight Distance Easements:

- 32. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- 33. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Oak Street and Scottsdale Road except at the approved driveway location.
- 34. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- J. Drainage Easement:
 - (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.
- K. Waterline and Sanitary Sewer Easements:
 - (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the <u>Scottsdale Revised Code</u> and the <u>Design Standards and Policies Manual</u>, all water easements necessary to serve the site.
- L. Public Utility Easement:
 - (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

REFUSE:

DRB Stipulations

35. One refuse enclosure is required for this development. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the <u>City of Scottsdale Supplements to MAG Standards</u>, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.

- 36. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
- 37. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the

Ordinance

- M. Refuse enclosures are required as follows:
 - (1) Restaurants: One per restaurant
 - (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
 - (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.
- N. Underground vault-type containers are not allowed.
- O. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- P. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the <u>Scottsdale Revised Code</u> and Sections 4 and 5 of the <u>Design</u> Standards and Policies Manual.

DRB Stipulations

- 38. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

Ordinance

Q. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

Private Sewer System

39. On-site sanitary sewer shall be privately owned and maintained.

Service Connections to the Main.

40. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

R. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

- 41. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

S. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE

DRB Stipulations

- 42. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:
 - a. Add any conditions that would have to be met prior to final plan approval.